Karen Johnson
Batch # 1414991
05/04/2026 08:19:40 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260504-0039151

This Instrument Prepared by:
Dismukes Law, PLLC
207 3rd Ave N.
Franklin, TN 37064

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
Joshua Estock
and Chelsea Estock
6133 Beals Lane
Nashville, TN 37218

SEND TAX BILL TO:
Same as New Owner

MAP PARCEL NO.:
059 01 0 015.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **JOSHUA ESTOCK**, an unmarried man, (**"Grantor"**) does hereby assign, transfer, convey, and quitclaim any and all of his rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **JOSHUA ESTOCK** and **CHELSEA JOHNSON**, husband and wife, and their successors, heirs and assigns. The real estate is described as follows:

Being Lot No. 15 on the Plan of Section One, R.B. Beal Subdivision, of record in Book 3700, page 102, Register's Office for said County.

Said Lot No. 15 fronts 132.4 feet on the Westerly margin of Beal's Lane and extends back 255.3 feet on the Northerly line and 306.7 feet on the Southerly line to a broken line in the rear, measuring 169.2 feet thereon.

Being the same property conveyed to Alfred D. Davis and wife Lucy Mai Davis by Warranty Deed from Howard B. Moore and wife Margie M. Moore dated October 25, 1971 and recorded October 29, 1971 in Book 4549, page 181, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company, by Warranty Deed from Izora Lee Hurd-Baker and Rhonda Hardy and Sandra Harbour Bosley and Letealia M. Reid Scott and James C. Lee and Grizelda Lee Stroud and Alfred R. Lee and Gabrielle Lee and Carmita Dunn Boyd and Tyrel Dunn Davis and Jeri F. Dunn Mason and Ann Royza Harbour dated February 12, 2019 and recorded February 14, 2019 of record in Instrument No. 201902140013811, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Joshua Estock, an unmarried man, by Warranty Deed from Seibert Property Ventures, LLC, a Tennessee limited liability company dated November 4, 2019 and recorded November 7, 2019, in Instrument Number 20191107-0115095, in said Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

The provisions of Tennessee Code Annotated Section 35-15-510 shall apply to this property or its proceeds.

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 16th day of April, 2026.

Affiant

Notary Public

My Commission Expires: _____

COVINGTON D. HORAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 12-10-2029

This is improved property, known as 6133 Beals Lane, Nashville, TN 37218.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 16th day of April, 2026.

JOSHUA ESTOCK

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOSHUA ESTOCK**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 16th day of April, 2026.

Notary Public

My Commission Expires: _____

COVINGTON D. HORAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 12-10-2029